

RANCH HAND TRAIL STOP

FOR SALE

23200 US-30, Montpelier, ID 83254



NEWMARK
MW MOUNTAIN WEST

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OFFERING SUMMARY

- Multi-Faceted Investment Opportunity: Sale of a Chevron Gas Station, C-Store, Café, and Storage Facility
- 2024 Annual Inside Sales – \$1,820,278
- 2024 Gallons Sold – 228,100
- Annual Daily Traffic Counts of 4,100
- Situated on US-30 near Bear Lake State Park—the “Caribbean of the Rockies”—capturing major tourist and recreation traffic

LISTING PRICE

\$3,500,000

GROSS LEASABLE AREA

First Floor - 13,301 SF
Second Floor - 4,000 SF

LAND SIZE

10 Acres

NUMBER OF PUMPS

8

YEAR BUILT

1991

FUEL SUPPLIER INFORMATION

Motor Fuel Ending
in May 2031

UNDERGROUND STORAGE TANK INFO

5 Storage Tanks Installed in 1978
Made of Cathodically Protected Steel

TANK CAPACITY

12k Regular Gasoline, 10k Diesel, 10k Diesel,
8k Premium Gasoline, 10k Offroad Diesel

Do Not Disturb Employees

PROPERTY FEATURES & LAND OVERVIEW

LOCATION:

23200 US-30
Montpelier, ID 83254

LAND AREA:

10 acres

BUILDING AREA:

The subject property consists of one retail building approximately 17,302 square feet of gross leasable area and a storage facility

FRONTAGE & ACCESS:

The subject property has two direct access points about 70' each on US-30.

TRAFFIC COUNTS:

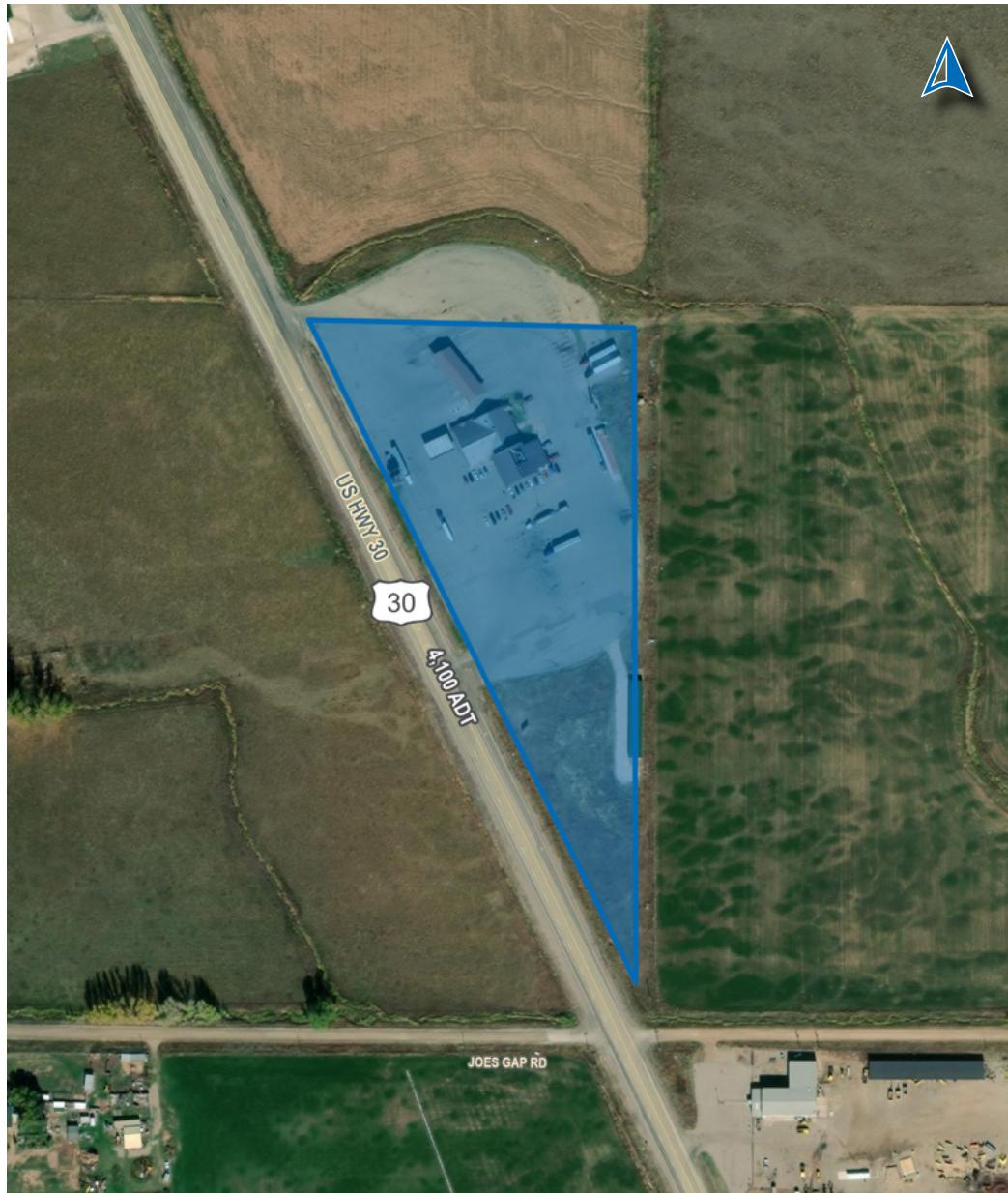
US-30 – 4,100 ADT

YEAR BUILT:

1991

LAND OVERVIEW

APN #	ACRES	SF
RP12S44E273000	10	435,600



ADDITIONAL LAND SOLD SEPARATELY

LAND AREA:

28.6 acres

TRAFFIC COUNTS:

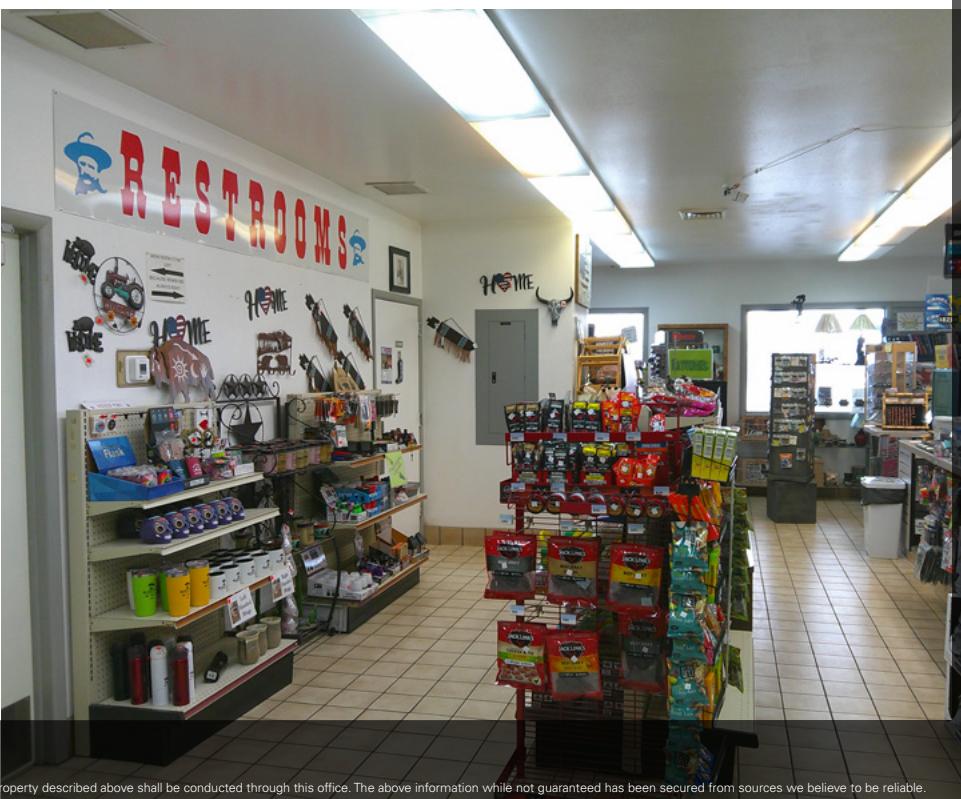
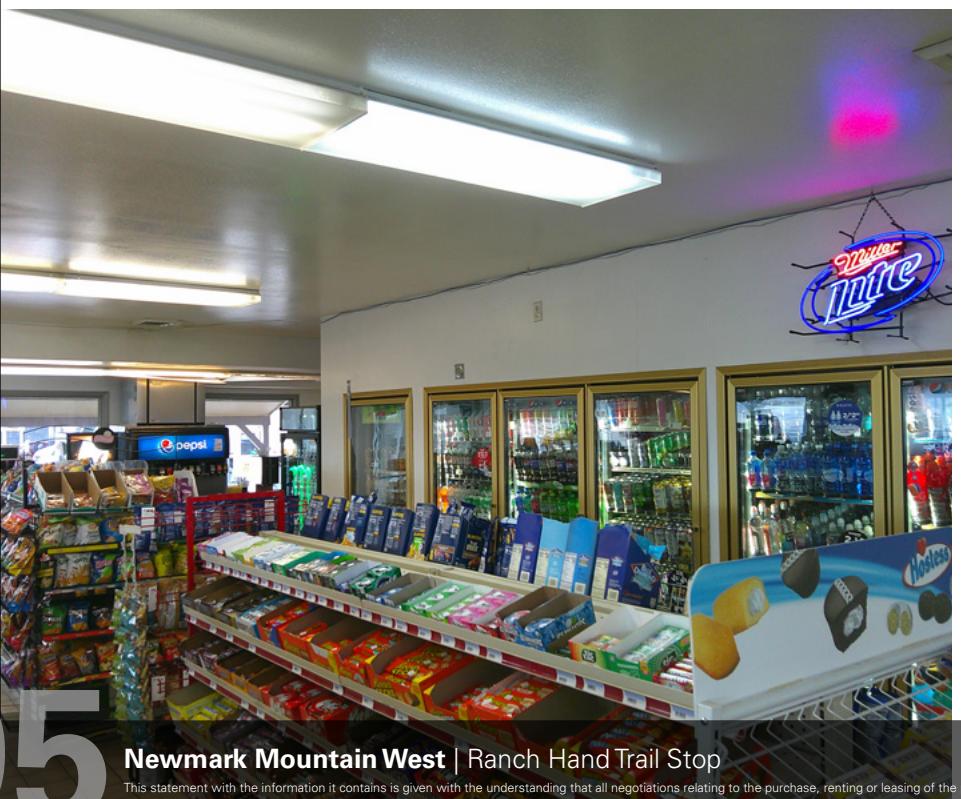
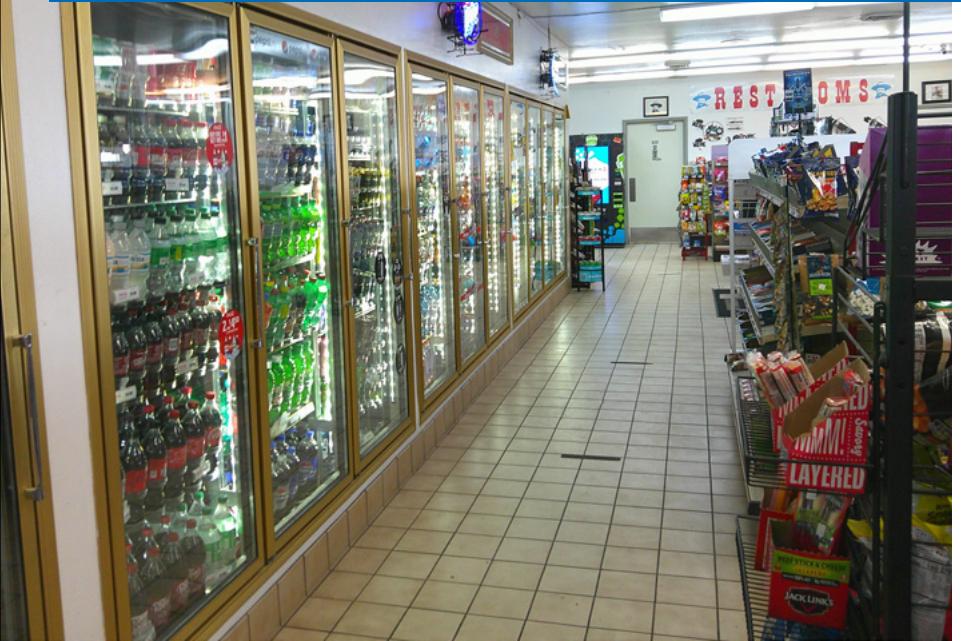
US-30 – 4,100 ADT

LAND OVERVIEW

APN #	ACRES	SF
RP12S44E226050	28.6	1,245,816



INTERIOR PHOTOS



05

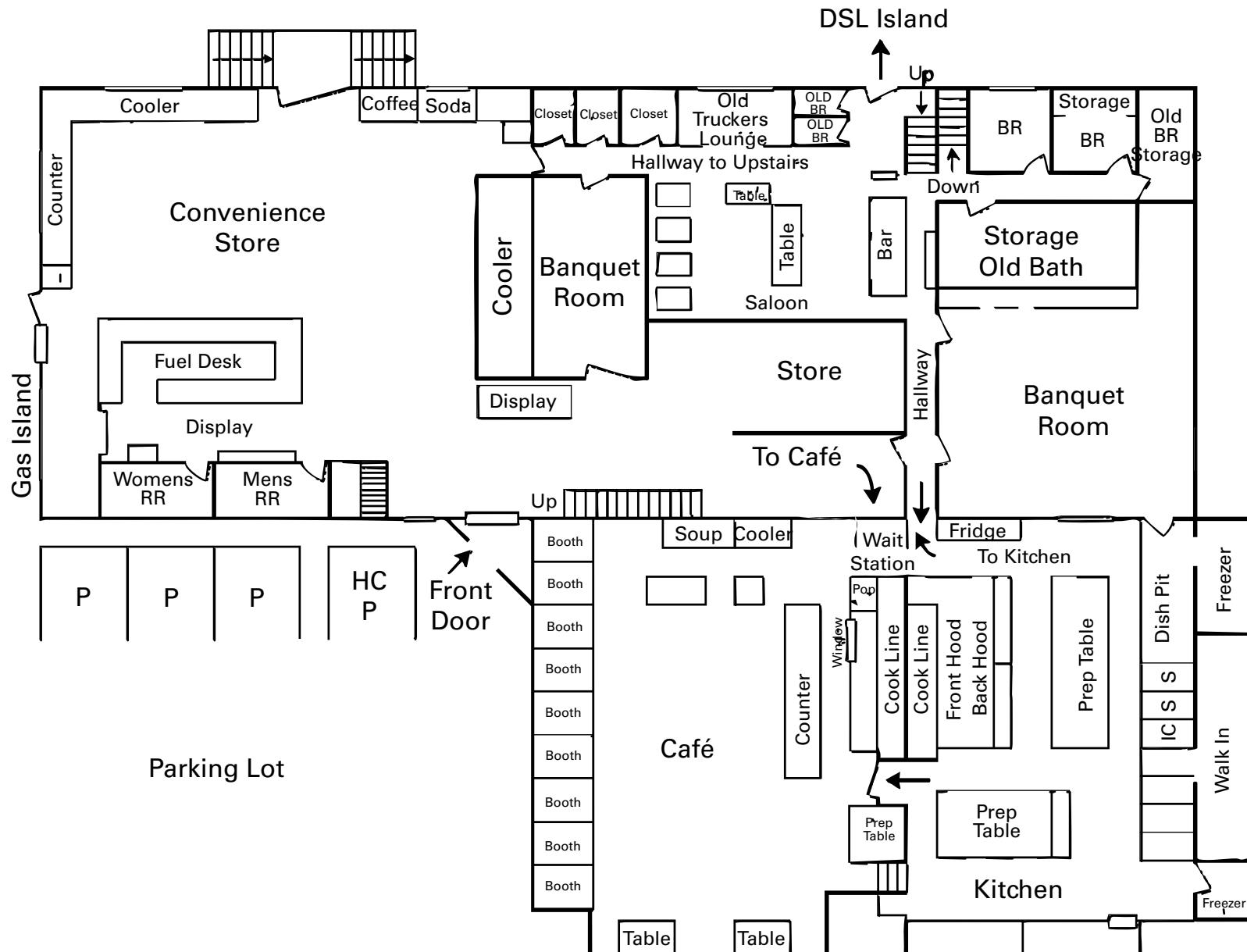
Newmark Mountain West | Ranch Hand Trail Stop

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

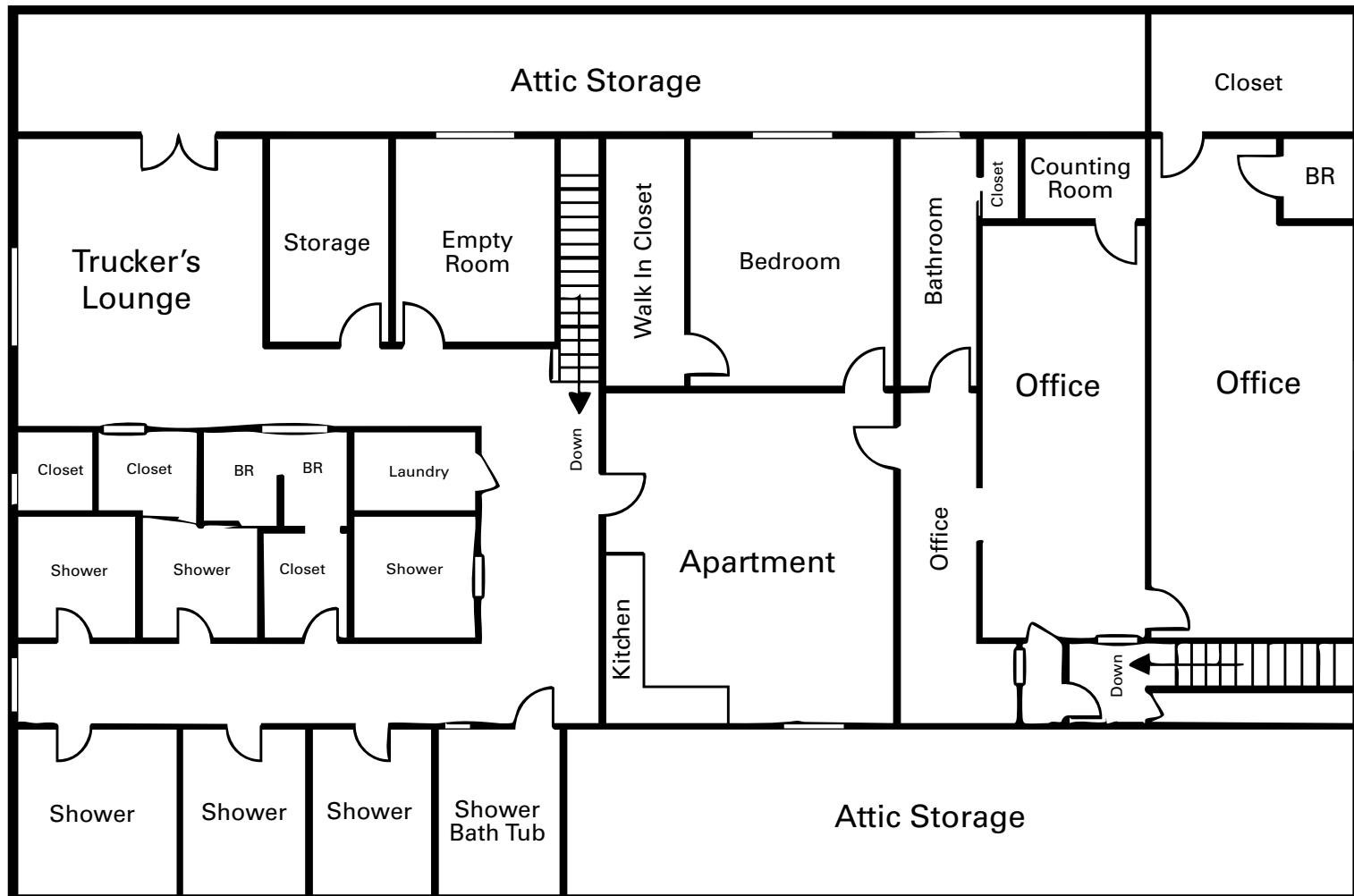
EXTERIOR PHOTOS



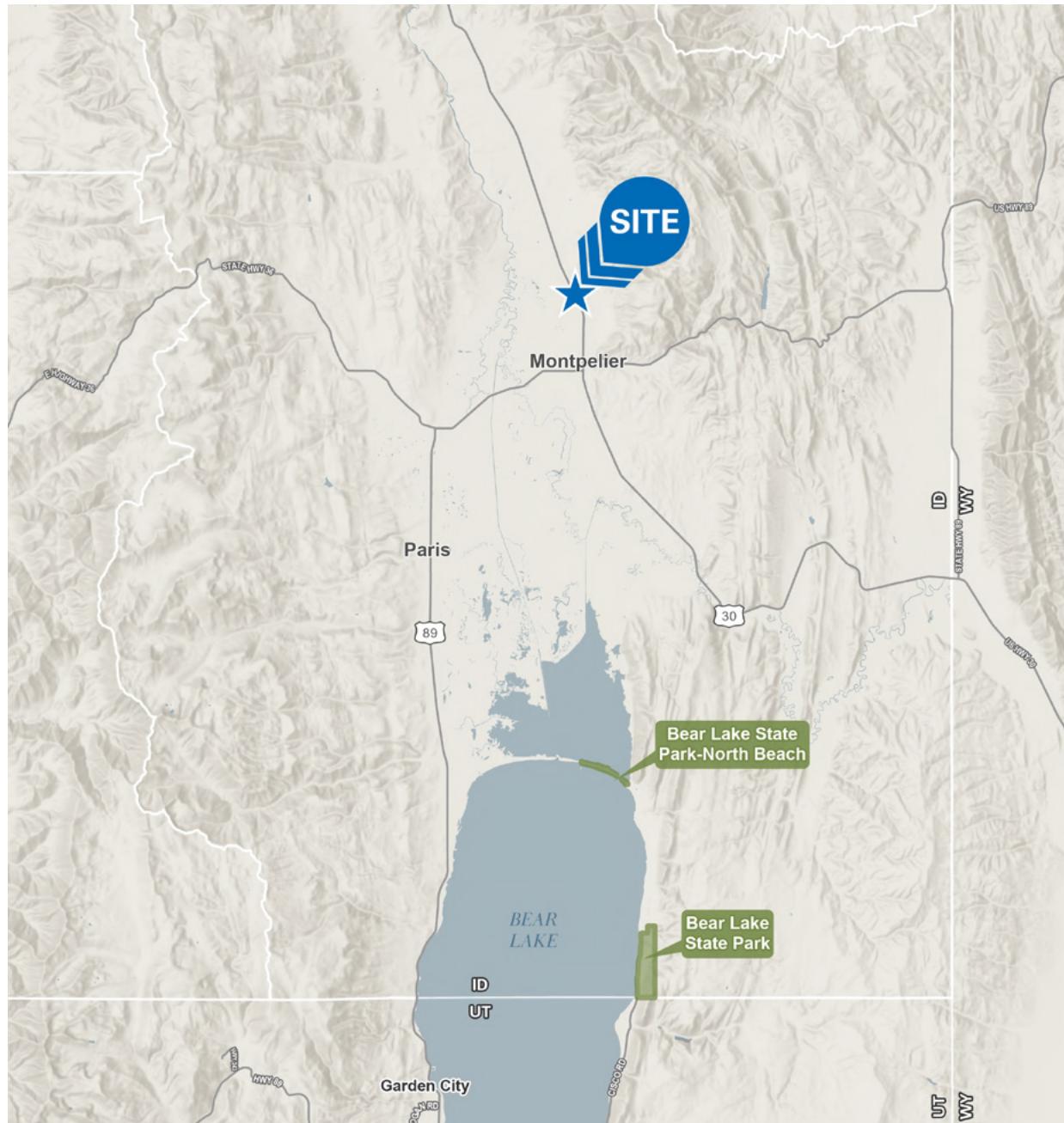
FIRST FLOOR



SECOND FLOOR



LOCATION



SITE

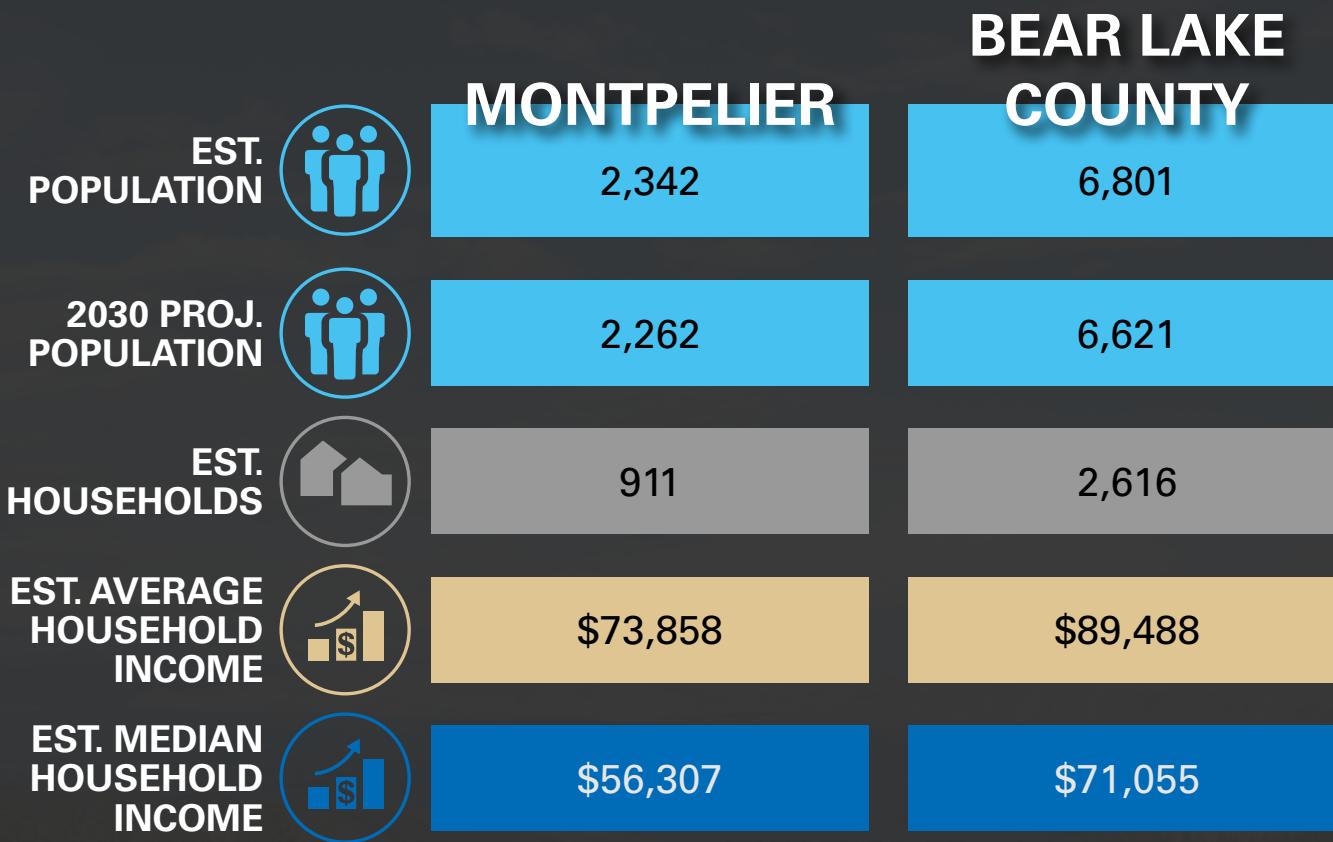
28.6 ACRES SOLD
SEPARATELY



4,100 ADT

SITE

2025 DEMOGRAPHICS



MONTPELIER, ID

Montpelier, Idaho, located in Bear Lake County near the southeastern border of the state, is a small rural community known for its scenic mountain surroundings and strong agricultural heritage. With a population of around 2,600 residents, the city serves as a regional hub for ranching, farming, and outdoor recreation. Its economy is supported by agriculture, local government, education, and small

businesses, with tourism playing a growing role due to nearby Bear Lake and the historic Oregon Trail sites. Montpelier offers a modest cost of living and a close-knit community atmosphere, though like many rural towns, it faces economic challenges tied to limited industrial diversification and an aging population.



NEWMARK

MOUNTAIN WEST



Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



25,823
TRANSACTIONS COMPLETED



227.6+
MILLION
SF TRANSACTED



\$28.0+
BILLION
TRANSACTIONS COMPLETED



277,509
ACRES TRANSACTED



\$8.5+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 23200 US-30, Montpelier, ID 83254. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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